

Shaftsbury Development Review Board  
October 4, 2017  
DRAFT MINUTES

- 1) The regular meeting of the Shaftsbury DRB came to order at 7 p.m. Present were board members Tom Huncharek (chair), Michael Day, and Michael Bidy. Absent were board member Chris Ponessi and alternate Jay Palmer. Also present was zoning administrator Shelly Stiles.
- 2) No one reported a conflict of interest with the evening's agenda items.
- 3) Sign in sheets were passed around and completed.
- 4) Mr. Huncharek moved to adopt the August 2 meeting minutes as published. Mr. Bidy seconded the motion, which was tabled when Mr. Day pointed out he could not vote on the motion as he not present for the meeting.

- 5) Application #17-9898, Town Highway garage.

Mr. Jason Dolmetsch of MSK Engineering provided an overview of the application and took the board members through the several plans submitted for review. These plans (EXH101, G001, C101, C101H, C102, C401, C501, C501, C503, C100H, and C100) are incorporated in these minutes by reference. Mr. Dolmetsch answered questions from those present and addressed concerns raised by Mr. Ponessi by email. Mr. Tim Scoggins, select board chair, was also present.

Ms. Stiles submitted a copy of the abutters notice and a list of those to whom the notice was sent.

Mr. Scoggins pointed out that the Select Board and VANR had agreed that if the new well's water tested non-potable, it would be used only for washing and other non-consumption activities. The garage would be fitted with a water bubbler for drinking purposes.

Mr. Dolmetsch described the request for a variance for the existing non-conforming transfer station, to wit, a proposed 236 eastern setback vs the existing 322', a proposed 257' southern setback vs the present 41', and a proposed 596' western setback vs the existing 249'. He assisted board members in a review of the request according to the provisions of zoning bylaw 9.8 and the requirements for a variance listed therein.

The board reviewed the project according to zoning bylaw 3.4, Conditional Use Regulations, and found that all its requirements were met, although some additional information was requested. Mr. Dolmetsch pointed out the proposed configuration of the transfer station would lead to a longer queuing possibility and that no change is proposed to the dimensions of the existing curb cut.

The board reviewed the plans according to bylaw 3.5.1 and 3.5.2, Site Plan Review, and confirmed that they met the requirements listed there.

Mr. Huncharek moved to close the hearing at 8:30 p.m. Mr. Day seconded the motion, which passed 3-0-0.

- 6) Other business: there was none.

Mr. Huncharek moved to enter private deliberative session, Mr. Day seconded the motion, which passed 3-0-0.

Mr. Huncharek moved to exit deliberative session. Mr. Bidy seconded the motion, which passed 3-0-0.

Mr. Huncharek moved to approve application#17-9898, Town Highway garage, as described in the various plans submitted and with the setback variances listed above and illustrated on Plan # EXH101 submitted by MSK Engineering with the following conditions:

- a) That all required permits be submitted.
- b) That Mr. Dolmetsch provide information as to whether a floor drain is needed.
- c) That streams be shown on the site plan, with setbacks.
- d) That Mr. Dolmetsch report what tests VDEC will require be conducted on the new non-public water supply facility.
- e) That a spill kit be placed on site.
- f) That letters from fire, police and rescue regarding the impact of the proposed project on their ability to serve the community be provided.
- g) That any existing Mattison well testing data be provided.

Mr. Bidy seconded the motion, which passed 3-0-0.

- 7) The meeting was adjourned by acclamation at 8:45 p.m.

Notes by ZA Stiles.